



Offers In  
Excess Of  
**£450,000**  
Freehold

3x  2x  1x 

Baines Place, Runwell,  
Essex, SS11

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Attractive semi detached property.
- Stylish open plan living quarters offering great family comfort.
- En-suite to main bedroom.
- Popular St Luke's development within Runwell.
- Off street parking via allocated car port.
- Downstairs cloakroom.

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Lounge: 30'7 x 16'1 (9.33m x 4.91m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 10'8 x 10'0 (3.25m x 3.05m)

En-Suite Shower Room

Bedroom 2: 12'8 x 9'0 (3.86m x 2.75m)

Bedroom 3: 9'11 x 6'10 (3.02m x 2.08m)

Bathroom

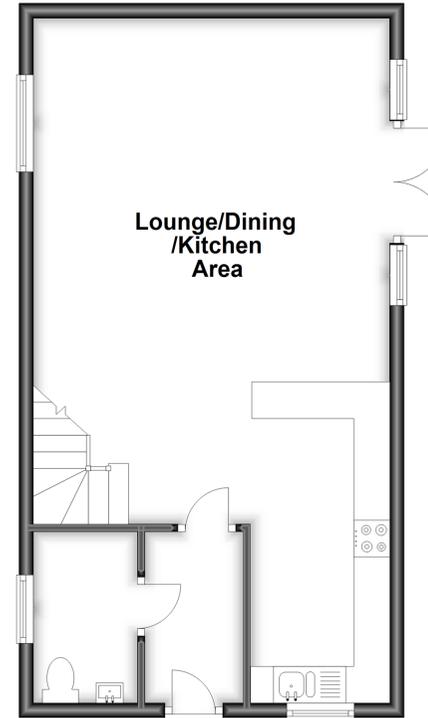
### OUTSIDE

Car Port

Rear Garden

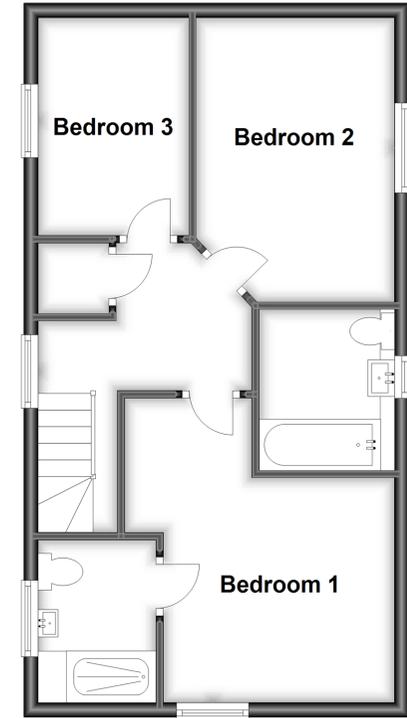
### Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



**Call Wickford - 01268 561287 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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